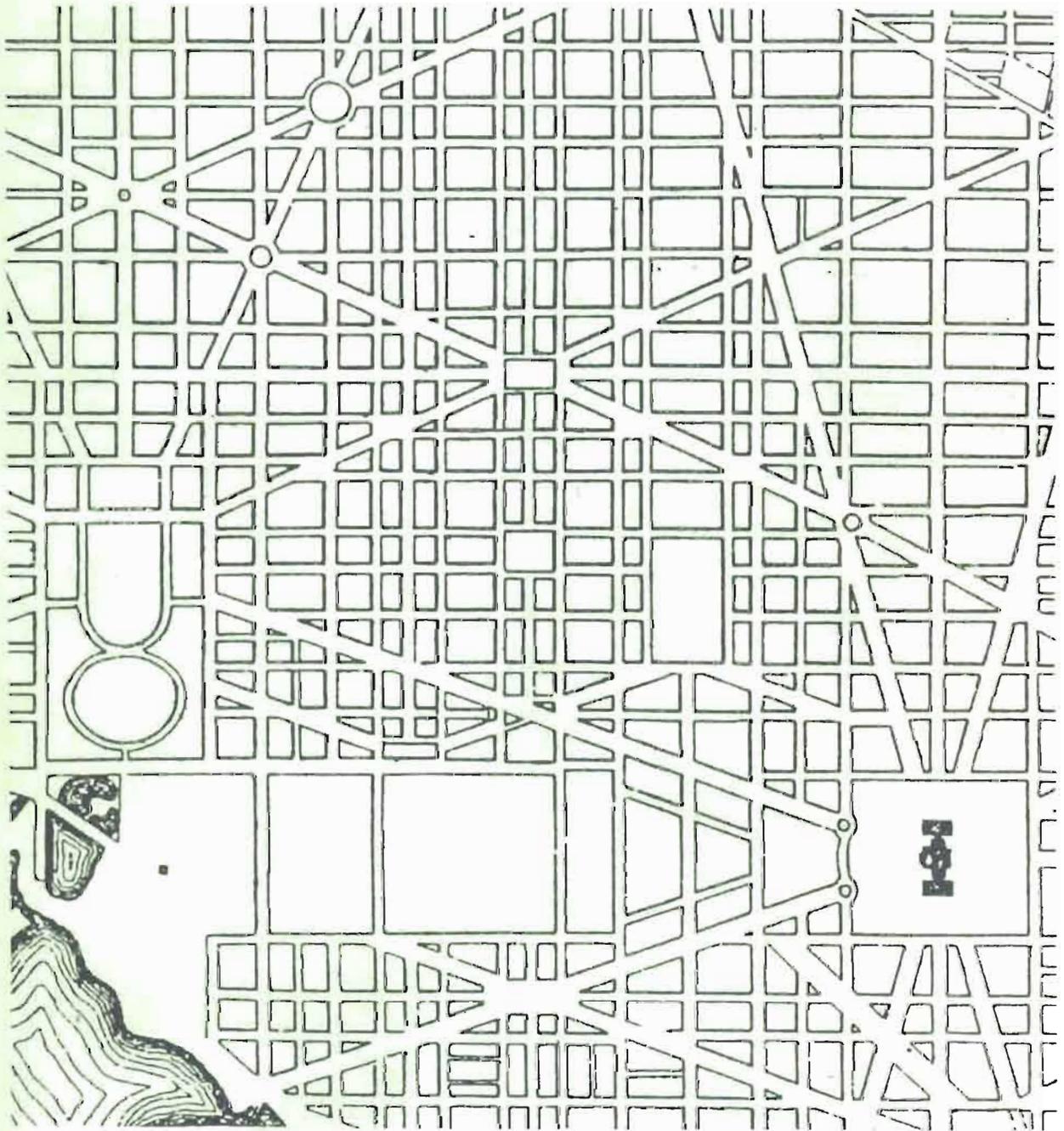


District of Columbia



Historic Preservation Plan

1996



DISTRICT OF COLUMBIA HISTORIC PRESERVATION PLAN

1996

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EXECUTIVE SUMMARY

This document presents an overview of the purposes and objectives of the District of Columbia's historic preservation program. It presents and explains the range of programs and services available to residents and property owners seeking to learn about opportunities to recognize and preserve significant historic buildings, structures, and places within their communities, or to protect the historic character of entire neighborhoods.

The historic preservation program in the District of Columbia is deliberately structured to involve the public in all its aspects, and to maximize participation by individuals and organizations. All programs and services are operated so as to be responsive to clients and other users. The Historic Preservation Division, however, recognizes a continual need to encourage participation and to educate and inform the general public about the services that are available. In furtherance of these goals and objectives, the Division consistently advances three major long-term priorities:

- I. Complete the cultural resources survey of the city;*
- II. Expand historic preservation programs to serve new users; and*
- III. Ensure effective protection of historic properties.*

The Historic Preservation Plan is divided into three major elements. Policies, goals and objectives which apply citywide are presented first, followed by similar individual discussions of historic preservation planning initiatives and needs in each of the eight wards of the District of Columbia. The sections which follow discuss specific services and programs that are available through the Historic Preservation Division in order to meet the stated goals and objectives.

The Plan has been developed in a manner that is consistent with the District of Columbia's comprehensive planning process, and is subject to public comment and periodic revision.

The processes explained in the Plan are administered by the Historic Preservation Division, which serves as staff to the Historic Preservation Review Board and the State Historic Preservation Officer. Inquiries should be directed to the Division at (202) 727-7360.

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HISTORIC PRESERVATION POLICIES

The following policies are adopted in accordance with the Comprehensive Plan for the National Capital:

DECLARATION OF MAJOR POLICIES

- The unique importance of the physical appearance of the National Capital and the significance of its history to the entire nation have long been recognized.
- The important historic features of the District are due to the historic design framework achieved through the continuity of earlier planning efforts, notably the L'Enfant and McMillan Plans, and of individual landmarks and districts.

THE PHYSICAL CHARACTER OF THE DISTRICT

- The site selected for the National Capital was characterized by a very special topography, of hills interlaced with broad rivers and streams. This topography allowed for the construction of a special collection of buildings which give the District a unique profile. Over the years the profile has been protected by local and national ordinances. Policies in this Historic Preservation Plan will further protect and enhance this character.
- After two centuries of building, the Nation's Capital is still remarkable, enhanced by the far-sighted and imaginative L'Enfant Plan which determined the placement of its major public buildings, monuments, plazas, squares, and parks. Today, trees, flowers, grass, and shrubs line the District's streets, parks and memorials, homes, and public buildings.
- The National Capital contains many buildings and collections of buildings, which contribute to its beauty and fabric, as well as affording a picture of its history. Over the years, individual buildings and collections of buildings have been protected through historic preservation laws. This Historic Preservation Plan recognizes the importance of historical Washington and provides policies to nurture this historic urban center.

IDENTIFICATION OF HISTORIC PROPERTIES

- Properties meriting designation as historic landmarks and historic districts or listing in the National Register of Historic Places should be identified through comprehensive surveys that cover every aspect of the prehistory and history of the National Capital.
- Priorities for surveys should reflect the transcendent importance of some resources such as the L'Enfant and McMillan Plans, the endangered status of others, the fundamental responsibility of government to recognize and protect its own historic properties, and the need to encourage private preservation efforts.
- Completed surveys should be reevaluated periodically because properties that did not appear significant at the time of the original survey may, over time, be perceived to merit designation.
- Owners, appropriate private organizations, and community and neighborhood associations are encouraged to participate in the survey process.

DESIGNATION OF HISTORIC PROPERTIES

- Historic and prehistoric buildings, building interiors, structures, monuments, works of art or other similar objects, areas, places, sites, neighborhoods, networks, and historic landscapes should be designated as historic landmarks or historic districts if they meet the following criteria:

- Increase their efforts to protect significant archeological resources;

Administration

- Provide sufficient administrative flexibility in building codes and other related codes and regulations to permit maximum preservation and protection of historic resources while still ensuring the health and safety of the public;
- Ensure that records relating to the construction, alteration, and demolition of historic properties or potential historic properties are retained for future use and reference;

Review and Coordination

- Ensure that actions that affect historic properties are reviewed for historic preservation impacts;
- Coordinate their plans and programs that affect historic resources of the National Capital;
- Coordinate with affected local jurisdictions regarding historic resources at or near the boundaries of the District or that border on historic resources on federal lands in the region to ensure that mutual concerns are recognized and protection objectives are accomplished;

Tools and Standards

- Develop standards and guidelines for the treatment and alteration of historic properties, as well as for the design of new buildings in the vicinity of those properties;
- Continue to protect the historic horizontal character of the National Capital by limiting building heights in accordance with the 1910 Height of Buildings Act;
- Adopt development controls and design review criteria that, for particular historic districts, reflect the existing valuable characteristics of all or part of the particular historic district;
- Encourage direct private sector participation and initiatives in historic preservation by promoting existing preservation tools, identifying and eliminating any regulatory disincentives to preservation, and developing new and effective preservation programs;

Public Participation

- Foster broad community participation in the effort to protect and enhance historic properties in the National Capital and give maximum encouragement to organizations and individuals undertaking preservation by private means, particularly the financially disadvantaged; and,
- Promote public education in the value of, and process for, preserving historic resources.

STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES

Compatible Uses

- Every effort should be made to provide for the continued, appropriate use of all historic properties.
- If the original use or a reasonable intensification of the original use is no longer feasible, appropriate adaptive uses consistent with applicable land use regulations should be encouraged.

Character of Setting

- The distinguishing qualities or character of historic landscapes should be protected and enhanced.
- Every effort should be made to minimize the adverse visual, physical, and noise impacts of motorized vehicles on historic property.

Character of Streets

- Within historic districts and particularly within the L'Enfant City, original street patterns should be preserved by maintaining public rights-of-way.
- Where alleys continue to provide adequate off-street service and transportation functions, they should be retained.
- The squares, circles, and reservations, both large and small, in street space throughout the L'Enfant City should be retained and nurtured generally as green landscaped areas, providing oases for pedestrians, podiums for statuary, and viewing platforms for the major vistas down L'Enfant streets and avenues.
- The landscaped green space on publicly owned, privately maintained front and side yards in historic districts and on historic landmarks should be preserved. Special care should be taken to protect these historic green areas from being paved over for vehicular access and parking.

Character of Open Spaces

- Publicly owned historic landscaped and historic open spaces, such as monument grounds, public building grounds, gardens, battlefields, forts, cemeteries, reservations, parks, and park systems, should be protected from unrelated and unnecessary construction that would adversely affect their integrity.
- Open space traditionally associated with privately owned historic properties, such as yards, gardens, and large estate grounds, should be retained whenever possible. If additional development is permitted, sufficient open space should be retained to protect the essential integrity of the particular historic property and its sense of setting.
- In historic districts the established form of development, as evidenced by the regulated building density, pattern of front, side, and rear yards, tree canopy, and other qualities of landscape and open space, contributes to the character of those districts, and should be protected.

Demolition

- Applications for the demolition of buildings or structures that do not contribute to historic properties should be routinely approved.
- Demolition of buildings or structures that contribute to historic properties should be permitted only in full compliance with the procedures and requirements established under the D.C. Historic Protection Act.
- The integrity of historic properties should be protected from demolition by neglect, purpose, or design through the use of appropriate enforcement tools.
- When possible, deteriorated historic landmarks or buildings that contribute to historic districts should be repaired rather than demolished.

Site Integrity

- Historic buildings, whose significance is embodied in their sites and settings as well as in the buildings themselves, should be moved only when there is no feasible alternative for preservation. If an historic building must be moved, its new setting should complement its historic orientation, and previous sense of place and integrity. If the relocated building is established on a new site that itself possesses historic significance, its presence should not adversely affect the significance of the new location.

Physical Integrity

- The distinguishing original quality or character of historic properties should be protected. The removal or alteration of any historically valuable material or distinctive architectural features should be avoided when possible and kept to a minimum when required for continued use. The design of additions should be compatible and sympathetic with the height, scale, materials, color, texture, and character of the historic property.

Design Integrity

- New construction on historic landmarks or in historic districts should be compatible with the historical architectural character and cultural heritage of the landmark or district. In design, height, proportion, mass, configuration, building materials, texture, color, and location, new construction should complement these valuable features of the landmark or district, particularly features in the immediate vicinity to which the new construction will be visually related.

Archaeological Integrity

- Archeological resources should be retained intact, where feasible. If preservation in place is not feasible or data anticipated to be recovered is judged to be of such significance that excavation is justified, the area of destruction, alteration or disturbance of a recognized archeological resource should be minimized and findings should be documented.

GOALS AND OBJECTIVES

The following goals are adopted in accordance with the Comprehensive Plan for the National Capital:

MAJOR GOALS

- To preserve the important historic features of the District while permitting new development that is compatible with those features.
- To increase awareness of, and access to, historic facilities, places, and activities on behalf of both residents and visitors.
- To ensure the designation, protection, and enhancement of historic resources by providing sustained regulatory, enforcement, and financial leadership.

OBJECTIVES IN SUPPORT OF MAJOR GOALS

- Identifying, designating, protecting, and enhancing historic properties in the District of Columbia;
- Encouraging public and private involvement in the preservation of such historic properties;
- Supporting coordinated Federal and district programs for preserving the important historic features of the national capital;
- Preserving and enhancing the urban spaces, circles, squares, and plazas generated by the L'Enfant Plan and McMillan Plan and the unique views and vistas of the National Capital;
- Promoting continuity in the planning of the historic design framework of the National Capital as generated by the L'Enfant and McMillan Plans, and protecting their important qualities such as the setting, system of streets and intended character of development;
- Protecting and enhancing the generally horizontal character of the skyline at a scale traditionally associated with the central monumental and historic areas of the District of Columbia.

RECOMMENDED ACTIONS

Planning

- In the preparation of master plans and project plans for public facilities and improvements, Federal and District agencies should ensure that these plans are consistent with the goals and policies in this Plan.
- In planning for public facilities and other major development projects, Federal and District agencies should ensure the protection of streets, vistas, and other features of the L'Enfant Plan.

Survey

- Federal and District agencies should survey and evaluate all properties under their ownership or control, and nominate those which appear to be eligible for historic designation.
- The D.C. SHPO, in cooperation with other appropriate Federal and District agencies, should provide leadership and guidance in undertaking a systematic and comprehensive citywide historic resources survey program.
- The D.C. SHPO, in cooperation with other appropriate Federal and District agencies, should prepare a comprehensive overview of the archaeological resources of the District of Columbia. A program should be initiated to provide greater public awareness of archaeological resources in the city, to identify survey and research needs, and to develop means to protect significant archaeological resources.
- The D.C. SHPO should encourage professional quality historic resource surveys by private organizations and individuals.

Designation

- The Historic Preservation Review Board should coordinate efforts to eliminate variations between historic designation criteria as adopted in the Comprehensive Plan and its own regulations.
- Nominations for listing in the National Register of Historic Places should be prepared as properties are designated under the city's historic preservation statute.

Protection and Enhancement

- Federal and District agencies should develop additional expertise in the objectives and practices of historic preservation by staff members at all levels who are involved in the management, acquisition, rehabilitation, construction, or disposal of properties.
- Federal agencies and the District should develop programs which provide for the professional documentation and recording of historic buildings to be demolished.
- Federal agencies and the District should develop programs which ensure that building materials and details of buildings to be demolished are salvaged for possible future use in the repair or maintenance of historic buildings of similar style and type.
- Federal agencies and the District should ensure that their property regulations and building codes are sufficiently flexible to permit maximum preservation and protection of historic resources.
- Federal agencies and the District should establish legal mechanisms and programs for preventing the demolition of historic properties by neglect, purpose, or design.

Preservation Incentives

- The District and Federal governments should assist persons seeking to take advantage of the tax incentives provided by the Federal government.
- Technical assistance should be provided to owners who desire to rehabilitate historic properties pursuant to Federal tax incentives.

Public Information

- A map that depicts the location of historic districts and landmarks in the District should be published and updated periodically, and should be made available to the public.

WARD PLANS

WARD 1

Ward 1 lies just within and beyond the boundary of the old Federal City, in the geographical center of the District of Columbia. The ward includes the northernmost section of the original city, which was laid out on the flat lowlands, and the adjacent neighborhoods situated on the escarpment defining the city's original northern edge.

Like most of the District, this area evolved from its rural beginnings as the city expanded. Two of the city's first streetcar lines, established along 7th and 14th Streets during the Civil War, ended at Boundary Street (now Florida Avenue), and by the late 19th century, rowhouse neighborhoods reached the city's northern edge. By the 1870s, LeDroit Park was already being developed by James McGill as a planned, architecturally unified early suburb.

Because sites on the escarpment were felt to have healthier air, cooler in summertime, it was one of the first areas outside the original city limits to be subdivided for suburban development. At first the area was devoted to estates and summer homes, but by the 1890s, streetcar extensions along 7th, 14th, and 18th Streets led to more concentrated development. Mrs. John Henderson, the wife of a Missouri senator, was instrumental in establishing Meridian Hill Park and in developing 16th Street as the "Avenue of the Presidents," lined with mansions and embassies. Similar development occurred along Massachusetts Avenue.

By the early 20th century, major corridors like Connecticut Avenue, 14th Street, 16th Street, and Columbia Road were lined with mansions, apartments, and commercial buildings, and nearby neighborhoods, such as Columbia Heights, Mount Pleasant, and Kalorama, were being developed as prestigious suburban enclaves. Two major landmark bridges linked the developing city east and west across Rock Creek Park.

Ward 1 is rich in cultural history as a home to famous national figures, presidents, Supreme Court justices, and congressmen, and as a major focus for African-American cultural history. Early black scholars, writers and artists performed, worked and lived in and around LeDroit Park, U Street, and other midcity areas in the days of segregation, and Howard University has been an important seat of learning and home for scholars.

WARD 1 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
LeDroit Park Mount Pleasant Kalorama Triangle Sheridan-Kalorama Massachusetts Avenue 16th Street Strivers' Section Woodley Park	National Zoological Park McMillan Reservoir Meridian Hill Park Banneker Recreation Center	Cardozo High School Howard Hall/Miner Building Lincoln Theater/Whitelaw Hotel Anthony Bowen YMCA True Reformer Building Riggs-Tompkins Building/Tivoli Theater 16th Street & Columbia Road churches Taft & Ellington Bridges Warder-Totten House/Ingleside Manhattan Laundry

**Protected as historic property under Federal law only*

WARD 1 HISTORIC RESOURCES SURVEY		
<i>Surveyed Areas</i>	<i>Major Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Kalorama Triangle; Sheridan-Kalorama Columbia Heights Strivers' Section Mount Pleasant (partial survey) Adams-Morgan (partial survey) Apartments, Banks DC Schools, Fire Houses, Rec Centers Early Roads, Trolley System	Meridian Hill area Columbia Heights, Lanier Heights Northern Shaw Bruce, Cooke, Gage, Harrison Schools Park View School/Rec Center Kalorama Playground (archeological site) D.C. Fire Alarm Headquarters	Meridian Hill area Howard University Archaeological overview

ISSUES AND OPPORTUNITIES

Ward 1 is geographically small and has less vacant land than any other ward. Since most of the ward developed in the late 19th and early 20th century prior to the establishment of a unified street plan and zoning regulations, much of the development in the ward is unusually dense and sometimes disorganized. Land use in the ward is predominantly residential, but there are commercial strips throughout the ward.

A primary land use objective is to conserve the quality of the ward's stable residential neighborhoods, to encourage other neighborhoods to improve and achieve stability. Housing is virtually all of masonry construction of good quality, mostly row houses and apartment buildings. East of 14th Street, housing deterioration is a problem in some areas. West of 14th Street, many of the residential areas are zoned for apartments, when in fact the predominant existing use is rowhouses. Resulting development pressures represent a major problem for the ward, as do inadequate zoning controls resulting in encroachment of non-residential uses.

The commercial areas of the ward tend to be small business strips with little space for parking and loading, and usually adjacent to residential neighborhoods. A major concern in the ward is to retain needed services where existing and improving services where lacking. Another major goal is revitalization of the 14th and U Street corridors and neighboring communities. A carefully coordinated plan and strategy is needed to encourage redevelopment that will protect small businesses, adjacent neighborhoods, and historic properties.

Extension of the Metrorail Green Line, now open to U Street, has already begun to generate revitalization on U Street. A new memorial honoring African American veterans of the Civil War and their white officers, to be located at the 10th and U Street Metro stop, and a related genealogical research or "heritage" center, to be located at Garnet-Patterson School, will become a focal point for this historically significant area.

Other objectives are to encourage and promote active and effective Community Development Corporations and other neighborhood-based economic development groups, and to focus government attention on Neighborhood Revitalization Areas through various forms of assistance. Neighborhoods are also concerned that development pressures and land use processes by the Redevelopment Land Agency and the Zoning Commission should work in harmony with the basic purposes of the preservation law.

RECOMMENDED ACTIONS

Survey and Designation

- Survey potential landmarks and historic areas in Ward 1;
- Recommend for listing potential historic landmarks or historic districts as appropriate;
- Consider the possibility of expanding certain existing historic districts, including Strivers' Section (to include Midway area), LeDroit Park (several blocks), Kalorama Triangle (to include Walter C. Pierce Park), and 16th Street (northward to Spring Road);

Public Awareness

- Foster broad community participation in historic preservation, and increase awareness of the ward's historic resources;
- Encourage awareness of tax credits, facade easements, and other forms of assistance for adaptive reuse and rehabilitation of commercial structures;
- Promote the "Main Street" program as a means to enhance Ward 1's commercial centers;

Protection and Enhancement

- Strengthen enforcement of existing historic preservation laws prohibiting demolition and exterior alteration of historic properties without approval by HPRB;
- Develop historic preservation guidelines for historic landmarks and districts, to ensure that the physical design of alterations, public space improvements, and redevelopment are compatible with the character of historic properties;
- Seek to prevent demolition by neglect of historic landmarks or contributing buildings in historic districts by applying existing programs and creating additional legislative remedies;
- Protect Meridian Hill Park and the surrounding area through historic designation;

- Protect views of the L'Enfant Plan city and environs through vista and height limitation within the L'Enfant Boundaries and for the escarpment at the edge of these boundaries; and
- Restore the landmark Taft and Ellington Bridges, including removal of the barriers on the Ellington Bridge.

WARD 2

Ward 2 occupies the central section of the city, including the monumental core, business district, and adjacent neighborhoods from the foot of Capitol Hill to the heights beyond Georgetown. Ward 2 is the oldest area of the city in terms of the physical development of the District of Columbia. The earliest commercial development, the first buildings of the federal government, and the earliest residential neighborhoods are all located in Ward 2.

Established in 1751, Georgetown was already a flourishing port community when the Federal City was laid out across Rock Creek on the broad flatlands at the confluence of the Potomac and Anacostia Rivers. Georgetown retained a separate identity for much of the 19th century, and still possesses a unique character today. Many of the city's oldest remaining structures are located in Georgetown.

In the center of the city, most of the earliest development has long since disappeared, but some scattered early buildings remain and much archaeological evidence of the early city is as yet uninvestigated. Successive generations of commercial, government, and institutional development in the heart of the city have made the downtown especially rich in landmark buildings and districts. The legacy of the L'Enfant Street plan provides a fabric of special streets, squares, circles and other open spaces.

Surrounding downtown are some of the city's most distinctive and varied early residential neighborhoods. Some of the oldest structures remain around Mount Vernon Square. Logan Circle is a unique high Victorian enclave, while Dupont Circle, 16th Street, and Massachusetts Avenue are dominated by late-19th and early 20th century row houses and mansions. Foggy Bottom and Blagden Alley represent neighborhoods of a different economic level. Along 14th Street is a unique commercial strip lined with early 20th century auto showrooms.

WARD 2 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
Downtown Pennsylvania Avenue Fifteenth Street Financial Lafayette Square Foggy Bottom Georgetown Dupont Circle Massachusetts Avenue Sixteenth Street Strivers' Section Greater Fourteenth Street Logan Circle Blagden Alley/Naylor Court Potomac Annex/E Street Complex*	National Mall Ellipse Washington Monument Grounds East and West Potomac Parks L'Enfant Plan (Major Elements) Roosevelt Island Chesapeake and Ohio Canal Tidal Basin Fort McNair Palisades Archaeological Site*	White House and Grounds Treasury, Old Executive Office Building Old Patent Office/Old Post Office Federal Triangle/District Building Washington/Lincoln/Jefferson Memorials Ford's Theater/Petersen House Smithsonian Institution buildings Corcoran/Freer/National Galleries Pan American Union/Constitution Hall Red Cross/National Academy of Sciences Arlington/Key/Dumbarton Bridges Bureau of Engraving/Gov Printing Office Carnegie Library Franklin/Sumner/Stevens Schools Willard/Washington/Mayflower Hotels Downtown office buildings Almas/Masonic/Scottish Rite Temples Garfinckel's/Woodward & Lothrop Arts/Metropolitan/Army-Navy Clubs St Matthews Cathedral/St John's Church Metropolitan AME Church Washington Hebrew Congregation Georgetown Federal houses & buildings Tudor Place/Dumbarton Oaks

*Protected as historic property under Federal law only

WARD 2 HISTORIC RESOURCES SURVEY

<i>Surveyed Areas</i>	<i>Major Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Downtown/Midown/East End Foggy Bottom Georgetown (preliminary) Western/Northern Shaw Apartments, Banks, Warehouses DC Schools, Fire Houses, Rec Centers Trolley System, Railroads Southwest Southwest Archaeology	Lower 16th Street McPherson Square area Mount Vernon East/West Districts Downtown office buildings Downtown archaeological sites** Federal Triangle archaeological site** Whitehurst Fwy archaeological sites** Seventh Street Savings Bank Oriental Building Association Ellington High School Grant, Randall, Syphax, Webster Schools Engine Houses 16, 23	Eastern Shaw Archeological overview

***Sites excavated prior to construction*

(Downtown sites include 3rd & F Streets, 5th & I Streets, 6th & E Streets, 7th & G Streets, 8th & J Streets, 9th & E Streets, 11th & E Streets)

ISSUES AND OPPORTUNITIES

A wide variety of government and private activities contribute to historic preservation in Ward 2. In addition to the city's preservation program, the city's agencies affect historic property through housing programs, capital improvements, and zoning actions. Because of the large Federal presence in Ward 2, the Federal government also has a major role in protecting and enhancing the area's historic environment.

Many neighborhood and citizens groups play vital role in Ward 2 preservation activities. The D.C. Preservation League, the city's umbrella preservation organization, has been particularly active, especially in Downtown. The Georgetown Citizens Association, Foggy Bottom Association, Logan Circle Community Association, and Dupont Circle Conservancy also have strong preservation programs.

In terms of historic designation, the preservation framework is generally established in most of Ward 2. Historic districts comprise a considerable portion of the ward's land area, and the ward has the largest number of historic landmarks and districts of any ward in the city. Major exceptions are the Shaw Area and the Mount Vernon Square North Area, where additional designation of landmarks and establishment of districts may be warranted. Resources in the "new" downtown west of 15th Street also have not been fully assessed.

Ward 2 has been the focus of a number of preservation struggles and many preservation victories. Despite the major historic preservation presence in the ward, there is still concern about the protection and enhancement of historic resources. This concern focuses on the preservation of landmark buildings, the historic character of certain streets and areas, and the preservation of the fabric, small scale, and remaining open space in historic districts. Since the scale and character of historic districts in the ward vary considerably, it is important that preservation activity take into consideration the unique characteristics of each district.

The issue of preserving historic streets and open spaces has also generated controversy. The street and open space pattern in most of the ward is part of the L'Enfant Plan. Georgetown has its own unique street pattern with special characteristics. In the case of Foggy Bottom and Blagden Alley, the historic districts are enhanced by alley networks. The avenues, streets and related squares, circles, parks, and open spaces of the street plan provide a special character and help establish a special image for Washington, D.C., as a city and as the nation's capital. The design and maintenance of these streets and squares raises issues of historic character and urban design. Elimination of streets, obstruction of views and movement, and insensitive design of sidewalk uses can detract from the character of the historic setting.

A variety of forces will shape the preservation environment in Ward 2 over the next five to ten years. The concept of historic preservation has achieved growing community support that seems likely to increase in future years. A climate for investment in central Washington has made developers willing to invest in renovation in many areas of Ward 2 (although such activity decreased during the recession in the early 1990s). This trend also is likely to continue, especially in the Shaw Area, although rising land values also bring new development and preservation conflicts. In

addition, there is concern among current residents, particularly in Shaw, that new historic district designations may result in displacement and neighborhood change.

RECOMMENDED ACTIONS

Survey and Designation

- Complete the process of designating additional landmarks and historic districts in Ward 2 (including surveys in the Shaw and Mount Vernon Square areas to determine what additional historic properties should be designated);
- Complete designation of the major elements of the L'Enfant Plan;

Public Awareness

- Seek to increase awareness of and access to facilities, places and activities in order that residents and visitors gain a fuller understanding of their culture and history;
- Focus special attention on the numerous historical and cultural facilities within Ward 2 to inform the general public of their existence and availability;

Protection and Enhancement

- Ensure uniform design and preservation guidelines for all historic districts in the Ward;
- Whenever possible, retain open space traditionally associated with public and privately owned historic properties, such as yards, gardens, and large estate grounds, to protect the integrity of the property and its sense of setting;
- Pay particular attention to the approval, design, and character of sidewalk cafes affecting historic properties;
- Restrict excessive sidewalk vending activities as they detract from the character of historic landmarks and districts;
- Upon request of the affected ANC, review any permit application subject to HPRB review at a public meeting providing full ANC participation;
- Implement programs to assist the preservation of buildings for low- and moderate-income residents; and
- Address the problem of "demolition by neglect" of historic properties by adopting enforceable regulations and providing substantial fines and penalties.

WARD 3

Ward 3 occupies the far northwest section of the city, between Rock Creek Park, the Potomac River, and Montgomery County, Maryland. Most of this area grew outward from the city of Georgetown in the late 18th century. Farming dominated the area, and there were a number of mills. Settlements occurred along the roads that were built between farms and the port. One of the first of these was at the juncture of Georgetown Pike (now Wisconsin Avenue) and River Road, where there was a toll station. Around 1790, John Tennally opened a tavern at the intersection, giving his name to the area we now call Tenleytown.

A transportation route also led to development in the area adjacent to the Potomac River. The C & O Canal was completed in 1843, providing transport between Georgetown and Harper's Ferry. A parallel roadway, Conduit Road (now MacArthur Boulevard) led to the city's Potomac River water intake near Great Falls, and stimulated the gradual development of residential estates along the palisades.

During the Civil War, Forts Reno, Bayard, and DeRussey were constructed as part of the defenses of Washington. After the war, the area just north of Tenleytown and adjacent to Fort Reno was occupied primarily by former slaves who came north in search of homes and land. Known as Reno City, it remained a predominantly black community until 1928, when the National Park Service bought the land around Fort Reno for a new water reservoir. In the 1930s, the District acquired some of the land for Deal Junior High School and Wilson Senior High School, and most of the houses were razed.

Rock Creek Park became one of the nation's largest urban parks in 1890. In the same year, Senators William Steward and Francis Newlands founded the Chevy Chase Land Company, named after the estate of early land owner Colonel Joseph Belt. The company was responsible for extending Connecticut Avenue, building a trolley line into Montgomery County, and developing Chevy Chase into a residential community.

After the turn of the century, construction of bridges over the Rock Creek valley encouraged more rapid suburban development, with commercial nodes and apartment buildings concentrated along Connecticut Avenue. The Federal government and private institutions acquired large parcels of land, and real estate companies developed much of the remaining area for housing. A number of large private estates remained along the boundaries of major parks, and several of these have subsequently been subdivided and redeveloped.

WARD 3 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
Cleveland Park Old Woodley Park Massachusetts Avenue Naval Observatory* Old Mt Vernon College (Naval Station)*	Rock Creek Park Glover-Archbold Park Chesapeake and Ohio Canal Fort Circle Parks System	Washington Cathedral and Close Glover, Taft, and Ellington Bridges Twin Oaks/Tregaron/Rosedale/Woodley Carnegie Geophysical Laboratory Kennedy-Warren Apartments Cathedral Mansions, Alban Towers Spring Valley Shopping Center Chevy Chase Theater and Arcade Pierce Mill and Pierce farmstead houses Washington Aqueduct Conduit Road Schoolhouse Pine Crest/Greystone cluster

*Protected as historic property under Federal law only

WARD 3 HISTORIC RESOURCES SURVEY		
<i>Surveyed Areas</i>	<i>Major Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Cleveland Park Woodley Park Apartments, Banks DC Schools, Fire Houses, Rec Centers Early Roads, Trolley System Railroads	Woodley Park (Wardman Annex) Massachusetts Avenue extension Connecticut Avenue apartments Chevy Chase Savings Bank Carnegie Terrestrial Magnetism Lab Nourse Cottage/Hearst Recreation Center Guy Mason Recreation Center Janney, Murch Schools Engine Houses 20, 29, 31	Archeological overview

ISSUES AND OPPORTUNITIES

Ward 3 is characterized by open spaces, an abundance of greenery, and a predominantly low-density built environment of stable residential neighborhoods. Although the ward's communities retain individual and distinctive identities, a shared concern is one of pride and commitment to neighborhood and home. Residents seek to ensure that stability is maintained. While the people of the ward recognize its contribution to the city's economy, their single greatest concern is the possibility of unrestrained development diminishing the quality of life. With two of the city's longest and busiest commercial corridors (Connecticut and Wisconsin Avenues), this sentiment is justified historically. The last two decades have witnessed major redevelopment in Friendship Heights, Tenley Circle, Spring Valley, Van Ness, Wesley Heights, and Woodley Park, and unsuccessful redevelopment efforts in Cleveland Park, Glover Park, and McLean Gardens. Major redevelopment is often accompanied by undesirable effects on historic resources.

Structures throughout the ward are relatively new compared to the average age of structures in the older parts of the city, but there are numerous old and historic structures, as well as districts and classes of structures such as apartment buildings and bridges, that have been designated or present possibilities for historic designation.

The primary economic development issue in Ward 3 is how to channel the momentum of economic development that already exists, while protecting and enhancing the primarily residential nature of the ward. The combination of development pressure and environmental awareness has led to an increased appreciation of the ward's natural and cultural resources. The loss of open space and natural areas is an important concern, as are institutional expansion and the potential disposal of land owned by the Federal government. Development on or near park borders is another threat to the ward's resources. Along Connecticut Avenue, where many of the apartment buildings were built with

great swaths of green space in front or large interior open spaces, there has also been pressure to redevelop these spaces for new housing.

Preservation of the ward's historic resources strengthens the historic integrity of the ward, maintains the ward's existing character, and preserves Ward 3 as an attractive and desirable part of the city in which to live. Coordinated public and private efforts can effectively respond to historic preservation issues in ways that will assure the continuity of the ward's architectural and cultural history and the protection of those properties which contribute to the historic value of the area. Both the public sector (including the District government and Advisory Neighborhood Commissions) and private sector (including historical societies, business, and civic groups) should jointly protect and enhance the architectural qualities and historic character of Ward 3.

RECOMMENDED ACTIONS

Survey and Designation

- Conduct a comprehensive survey of Ward 3 historic resources as a basis on which to expand historic preservation efforts and initiate appropriate actions to strengthen the historic integrity of the ward;
- Ensure the identification and designation of Ward 3's historic resources;

Public Awareness

- Foster broad community participation in historic preservation, and increase awareness of the ward's history and historic resources;
- Develop literature and activities to increase public awareness and encourage organizations and individuals to undertake preservation by private means;
- Develop and publicize assistance programs and techniques to help lower- and fixed-income residents (especially the ward's significant elderly population) maintain their property in accordance with historic district guidelines and standards;
- Promote the "Main Street" program as a means to enhance Ward 3's local and multi-neighborhood commercial centers;

Protection and Enhancement

- Protect Ward 3's existing historic features from incompatible development;
- Improve enforcement of preservation laws through increased inspections, the imposition of fines and, where warranted, prosecution, and an increase in penalties;
- Monitor development proposals and construction permits to ensure preservation of the ward's historic resources;
- Monitor new construction and alteration of structures and the use, modification, or proposed demolition of landmarks, to ensure preservation and compatibility with historic resources in Ward 3;
- Evaluate development proposals within or adjacent to an historic landmark or district to ensure that design is compatible with, and has no adverse impacts upon, the affected historic property;
- Ensure compatible design through the appropriate use of materials, building scale, architectural detail, and other design characteristics;
- Consider the effects of pending rezoning or zoning variance applications on the ward's historic properties, and consider any negative effects to constitute an adverse or detrimental impact;
- Provide stringent protection from inappropriate infill of open spaces recognized to contribute to the integrity of historic apartment buildings;
- Restrict development adjacent to historic parks to low density or as necessary to protect park ecology, minimize intrusion on views, and promote a green buffer between the built environment and these natural settings;
- Discourage development upon, or redevelopment of the historic estates in Ward 3, and ensure (through both public and private action) that the use of these properties protects their historic integrity;
- Maintain the ward's historic bridges, including the special design features like statuary, railings, lighting, and materials that characterize these structures; and
- Scrutinize safety improvements to bridges for need, compatibility, and effect on their historic integrity.

WARD 4

Ward 4 occupies the northern central segment of the city east of Rock Creek Park. Before the establishment of Washington, the area was occupied by native Americans, who used quarries along Piney Branch, and during the colonial period it became farmland. Rock Creek Church, established in 1719, was one of the earliest buildings in the area. By 1819, Brightwood Turnpike (now Georgia Avenue) was built and became an important artery leading from the old city boundary at Florida Avenue to the outlying agricultural areas in the District and Maryland.

Early development of the ward was influenced by a water source called Crystal Springs and horse racing. Historians indicate that a tavern, farm or estate probably developed near the springs, later to be known as Brightwood. This area grew slowly until horse racing emerged as a major recreational activity in the mid-1800s, with patrons of the races traveling to the area along the turnpike. The U.S. Soldier's Home, established in 1851 near Rock Creek Church Road, also contributed to the development of the area.

Because of the topography, three military forts were established in the Crystal Springs area during the Civil War. The sites of Forts Totten, Slocum, and Stevens are now part of the historic Fort Circle Park System. Development of farms, estates, and summer homes in the area increased after the Civil War, with new growth occurring along Brightwood Turnpike and the Military Road which connected to the docks in Georgetown.

Toward the end of the 19th Century, Brightwood became a suburban village where affluent families lived on large estates. A streetcar line was opened along the former turnpike in 1889, and as further development occurred, Brightwood was subdivided into the neighborhoods that we know today as Petworth, Brightwood Park, Brightwood and Lamond. Takoma Park, one of the city's first railroad suburbs, was founded by Benjamin Gilbert in the early 1880's. It developed along the Brightwood (later Takoma Park) Railroad Station, near Fourth Street and Blair Road.

Residential and related commercial development expanded greatly in the early 20th century as transportation became more convenient. In 1906-07, the 14th Street streetcar line was extended north to a new Decatur Street Car Barn, and by 1910 there was a streetcar from there along Kennedy Street to Takoma Park. The Sixteenth Street bridge over Piney Branch was also completed by 1910. Walter Reed Army Hospital, established in 1909, further sparked residential and commercial development in surrounding areas.

The ward's 20th century development is characterized by a variety of housing types. Row houses typify the Petworth and Brightwood Park neighborhoods, while bungalows and frame houses are common in Brightwood and Takoma Park, and large stone and brick houses in Crestwood, Colonial Village, and along 16th Street.

WARD 4 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
Takoma Park Walter Reed Hospital* U.S. Soldiers' Home*	Rock Creek Park Fort Circle Parks Battleground National Cemetery Rock Creek Church Yard & Cemetery	Rock Creek Church Lucinda Cady House Hampshire Gardens Apartments D.C. Boundary Stones

**Protected as historic property under Federal law only*

WARD 4 HISTORIC RESOURCES SURVEY		
<i>Surveyed Areas</i>	<i>Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Upper 16th Street Apartments, Banks DC Schools, Fire Houses, Rec Centers Early Roads, Trolley System Railroads	Upper 16th Street Military Road School Brightwood, Barnard Schools Engine Houses 14, 22 Bank of Brightwood	Georgia Avenue corridor Archeological overview

ISSUES AND OPPORTUNITIES

Ward 4 is largely residential, supported by shopping areas, churches, schools, and a number of major medical centers. Houses are mainly detached and row houses, with some apartments concentrated near the major streets. In most neighborhoods, the environment is good and houses are structurally sound. Community spirit and cooperation are strong. Ward 4 has many well-known, stable neighborhoods, containing a diverse mix of housing types accommodating a variety of income ranges.

Ward 4 has a number of important local and national historic features. During the Civil War, President Lincoln observed combat at Fort Stevens between Union and Confederate forces during a southern invasion of the national capital. The Battleground National Cemetery, where those who died at Fort Stevens defending the Union are buried, is located on Georgia Avenue near Fort Stevens.

Because Ward 4 is primarily a stable residential area, few major changes are anticipated in its overall character. The planning vision for the ward underscores ensuring that the ward's existing qualities are protected and enhanced and that the ward continues to be an attractive and secure place to live and work.

Neighborhoods like Crestwood, Brightwood, Colonial Estates, and Petworth have a strong sense of community and visual identity. These and other neighborhoods in the ward would be well served by improved commercial and industrial centers. Neighborhood commercial areas already have a strong presence in the ward. Georgia Avenue and Kennedy Street, the primary commercial areas, should be developed with strengthened commercial nodes, sufficient parking, and facade and streetscape improvements. The Metro Green Line stations at Fort Totten and Georgia Avenue/Petworth will provide focal points for retail services, offices, and community activities.

Extensive redevelopment and revitalization efforts are underway or being proposed for the Georgia Avenue corridor, the longest retail corridor in the city. Potential historic properties which could be modified or demolished inadvertently as a result of revitalization, need to be identified and protected, especially when Metro's Green Line is completed. In Takoma Park, Metro has begun to stimulate revitalization of the commercial district, and the proposed Takoma mini-park will also be a community benefit. The issue of expanding the Takoma Historic District boundary also needs to be fully explored.

RECOMMENDED ACTIONS

Survey and Designation

- Identify properties and neighborhoods in Ward 4 meriting designation as historic landmarks, historic districts or listing in the *National Register of Historic Places* through comprehensive surveys;
- Conduct a historical survey to identify potential historic buildings and districts in Ward 4;
- Undertake a comprehensive historic survey, with community participation, of Petworth, Crestwood, Brightwood, Shepherd Park, North Portal Estates and Colonial Village;
- Consider possible expansion of the Takoma Park Historic District through survey or re-evaluation of adjacent areas of potential historic significance;
- Consider potential historic landmark designation for the Takoma Theatre, Takoma Branch Library, and Trinity Church and Rectory;

Public Awareness

- Increase public awareness of facilities and places of historic and archaeological significance in Ward 4;
- Enhance and protect historic resources through regulatory enforcement, and expand the public notification system to inform the Ward 4 community about pending District government actions that are historically related;
- Develop methods to highlight historic landmarks in the ward, including the Fort Circle Parks, the Lucinda Cady House, the Takoma Historic District, and the designated gateways into the city;

Protection and Enhancement

- Encourage the National Park Service to upgrade the forts that were used to protect the capital city during the Civil War; and
- Explore the use of the National Trust for Historic Preservation's "Main Street" programs as a means of helping to revitalize ward neighborhood and multi-neighborhood commercial centers.

WARD 5

Ward 5 encompasses most of the city's northeast quadrant outside the boundaries of the original L'Enfant city and north of the Anacostia River. The area lies at the edge of the coastal plain, with a rolling topography rising from the river to ridges at Brookland and Catholic University.

There was a long prehistoric American Indian occupation of this area. The first colonial settlement occurred before 1700, and during the colonial period the area was largely open countryside, forest, meadows and farmland. Upon the establishment of Washington, the area lay just beyond the edge of the city proper. Early routes such as Bladensburg, Brentwood, Lincoln, and Bunker Hill Roads developed as connections from the city to nearby towns and agricultural areas. Brooks Mansion, built about 1840 on a 134-acre farm estate, is one of the oldest buildings in the ward.

During the Civil War, Forts Slemmer, Bunker Hill, Saratoga, and Lincoln were constructed as part of the series of forts and armed batteries encircling Washington. The area began to be subdivided for suburban development soon after the war. One of the first subdivisions became the campus of Gallaudet College. Ivy City was established in 1872 and thrived as a brick manufacturing center contributing significantly to Washington's construction boom.

In 1887 the Brooks estate was subdivided to form the community of Brookland. Both Brookland and Bladensburg experienced rapid growth as trolley lines extended outward from the expanding city. By the end of the century, Catholic University had been established, and it soon became the focus of a complex of religious colleges.

Extensive residential growth occurred during the early years of this century. Eckington and Brookland grew along Rhode Island Avenue, a major trolley line and commuter route between the District and Maryland. Between the two World Wars, major industrial and commercial enterprises developed, and major institutions such as the National Arboretum were established. Brentwood Village and Riggs Park were also developed during this period.

Few large tracts of developable land remained after World War II. Smaller-scaled residential development occurred from the end of the war until the late 1950s in the Lamond and Fort Totten areas. There was also major industrial development along the B&O and Pennsylvania Railroad tracks, particularly along the New York Avenue corridor.

WARD 5 HISTORIC FEATURES

<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
Gallaudet University McMillan Reservoir	National Arboretum Forts Totten, Bunker Hill, Lincoln Langston Golf Course*	Brooks Mansion Franciscan Monastery Hecht Company Warehouse Hospital for Sick Children Langston Terrace Dwellings Ralph Bunche House Samuel Gompers House Glenwood Cemetery Chapel D.C. Boundary Stones

*Protected as historic property under Federal law only

WARD 5 HISTORIC RESOURCES SURVEY

<i>Surveyed Areas</i>	<i>Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Brookland Apartments, Banks, Warehouses DC Schools, Fire Houses, Rec Centers Archeological overview Early Roads, Trolley System Railroads	McKinley High School Brookland, Cook, Crammell, Langston, Slater, Wheatley Schools Engine Houses 10, 26, Truck Company 4 Old Engine Houses 12, 26 Peoples, Sanitary Grocery Warehouses Urklein Bottling Works Judd & Detweiler Printing Company Woodridge-Langdon Bank Arboretum archaeological site**	Catholic University

**Site excavated prior to construction

the city. Growth has slowed in Ward 5, and recently, businesses have suffered from the competition of nearby suburban shopping centers. Commerce has shifted away from Ivy City as industrial firms have sought to expand in cheaper outlying areas in the suburbs.

The ward's neighborhoods are, for the most part, well-maintained with structurally sound housing. Some areas of the ward, however, require some measure of assistance to achieve comparable stability and vitality, and the housing stock in these areas needs upgrading.

Initiatives to recognize and protect significant historic features in the ward have been successful over the last few years. Private organizations, the District and federal governments and citizens have worked together to accomplish the goal of protecting the ward's historic heritage and enhancing the community's identity. Most recently, the Hecht's Warehouse, Hospital for Sick Children and the Glenwood Cemetery Chapel were accorded historic landmark status.

A detailed study and inventory should be conducted to identify areas that may have historic significance. The community has identified some initial sites, including the Woodridge Elementary School and a carriage house in Eckington as possible historic resources. Community groups need to obtain technical assistance on the procedures to be followed for applying for historic status.

The McMillan Reservoir site is one of the largest parcels owned by the city and holds significant future development potential. It was previously the major water purification facility of the National Capital water purification system. The system provided clean drinking water from a slow sand filtering process to the District's consumers. In 1985, the facility was abandoned and replaced with a new technology process and structure. The old facility was then declared surplus and the District acquired it for community development. Care should be taken to protect the important historic elements of the site as part of future development.

RECOMMENDED ACTIONS

Survey and Designation

- Undertake a comprehensive historic survey of the ward with the ANCs and the community. Information should be provided about the benefits of historic preservation. Special attention should be given to Ivy City;
- Collaborate with the ANCs and the community to survey areas of potential historic significance in the Michigan Park, Eckington and Woodridge neighborhoods. Include appropriate structures and places to be considered for historic designation;
- Provide information to the Advisory Neighborhood Commissions (ANCs) and the community on the city's procedures for making application for specific properties and sites for historic designation;

Public Awareness

- Inform and educate ward residents about the ward's historic resources and ways to protect and enhance them;
- Increase awareness and use of the National Trust for Historic Preservation resources for revitalizing historical residential, commercial and other areas in the ward;
- Develop methods to highlight historic landmarks in the ward, including the Fort Circle Parks and Brooks Mansion; and

Protection and Enhancement

- Ensure that plans for the future development of the McMillan site adequately preserve and protect historic resources of the old filtration plant as an integral part of the total development scheme for the site.

WARD 6

Ward 6 includes the eastern section of the original city, from Judiciary Square to the Anacostia River, and the nearby area on the east side of the Anacostia River. Native American occupation of this area is known along the Anacostia River. After establishment of the capital city, this area was one of the first to develop. Boarding houses, hotels, rowhouses, and commercial buildings were constructed on Capitol Hill to provide housing for elected officials and workers. The Washington Navy Yard, one of the city's few industrial facilities, was another important employment center which spurred development as early as 1800.

Capitol Hill is characterized by its development along the L'Enfant street plan for the old city of Washington. It also possesses an extensive alley system and large inner courts which characterize the area. Uniontown was founded in 1854 as one of the city's first suburbs, connected to the city by a wooden bridge across the Anacostia River. Residents included shipmakers and trades related to the Navy Yard. Development in Anacostia remained largely suburban in the 19th century, as inexpensive land allowed the construction of detached houses, many of them of wood. Cedar Hill, the home of Frederick Douglass from 1877 to 1895, remains an important landmark in the area.

As in much of the city, development in the Ward 6 area was slow but steady until after the Civil War, when real estate speculation, an increase in the city's population, and the extension of municipal services and streetcar lines resulted in widespread real estate development. Much of the area's building stock dates from the period between 1870 and 1920, when speculative developers constructed rows, and often whole blocks of speculative Victorian brick rowhouses for the middle class. Pennsylvania Avenue SE, 8th Street SE, H Street NE, all of which had streetcar lines, emerged as important commercial corridors. In Anacostia, Nichols Avenue (now Martin Luther King Avenue) and Good Hope Road developed similarly.

By the early 20th century, several industrial areas had developed in the Ward 6 area. In addition to the Navy Yard, which was a major military construction facility during both world wars, industrial and warehousing uses clustered around railroad lines and sidings in southeast and around the Union Station yards in northeast.

WARD 6 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
Anacostia Capitol Hill Marine Barracks Washington Navy Yard Washington Navy Yard Annex*	Congressional Cemetery U.S. Capitol Grounds L'Enfant Plan (Major Elements) Judiciary Square Anacostia Park	U.S. Capitol / Library of Congress Supreme Court Union Station / City Post Office Folger Shakespeare Library Pension Building / Old City Hall Eastern Market Frederick Douglass House (Cedar Hill) Friendship House (The Maples) East Capitol Street Car Barn Woodward & Lothrop Warehouse

*Protected as historic property under Federal law only

WARD 6 HISTORIC RESOURCES SURVEY		
<i>Surveyed Areas</i>	<i>Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Anacostia (preliminary survey) Apartments, Banks, Warehouses DC Schools, Fire Houses, Rec Centers Early Roads, Trolley System Railroads Lower Southeast	Capitol Hill expansion Banks at 8th & H Streets NE Eastern High School Buchanan, Gales, Hayes, Webb Schools Engine House 10 Columbia, GPO, C&P Warehouses Evening Star Warehouse & Garage Barney Circle archaeological site** SE Federal Center archaeological sites	Archaeological overview Capitol Hill extension

**Site excavated prior to construction

ISSUES AND OPPORTUNITIES

Ward 6 is characterized predominantly by moderate-density residential and commercial land use. Much of the ward's distinctive physical character is bestowed by the existence of two large historic districts, covering nearly forty percent of the ward's land area. The Capitol Hill Historic District is the largest historic district on the National Register with nearly 8,000 structures. The Anacostia Historic District encompasses approximately 25 blocks surrounding the Frederick Douglass House, a National Historic Site.

Historic preservation is a dominant issue in Ward 6.

Economic development opportunities for Ward 6 are almost exclusively in growth of offices and small businesses which will support both office and residential communities. There is little vacant property available for development in Ward 6. The vacant parcels that exist are small in size and most suitable for infill development.

Objectives for the ward are to stimulate economic activity and employment opportunities consistent with the respective needs of the various neighborhoods, and to encourage a range of commercial development to upgrade commercial areas, particularly along corridors such as Martin Luther King Avenue and Good Hope Road SE, and H Street NE.

Ward 6 has a great diversity of housing, ranging from large public housing projects to smaller subsidized units, large rowhouse districts, and neighborhoods of detached single-family homes. In parts of the ward, including the Anacostia Historic District, many houses require substantial renovation in order to maintain their residential use. These are interspersed with larger multifamily units not compatible with the underlying neighborhood. Some of these buildings should be demolished at the end of their useful lives and replaced with smaller, compatible buildings.

Overall objectives for housing are to maintain and strengthen the quality and construction of housing in the various neighborhoods throughout the ward, and to stimulate production of new and rehabilitated housing, particularly in the Anacostia Historic District and other neighborhoods.

There is a detailed plan for economic and related development in Anacostia, developed by the Anacostia Coordinating Council. Included in the development concept plan are basic land use plans, development controls for key sites, provisions for streetscape, traffic and parking improvements, and historic preservation objectives.

RECOMMENDED ACTIONS

Survey and Designation

- Survey the area eastward from the Capitol Hill Historic District to the L'Enfant Plan boundaries;

Public Awareness

- Develop educational programs and materials to help educate the residents of historic districts as the meaning and reasons for the existence of such districts and what their obligations are as residents of such districts;

Protection and Enhancement

- Encourage new development to respect the character of adjacent landmarks through appropriate use of materials, building scale, and architectural design;
- Prohibit unpermitted demolition and exterior alterations in the Capitol Hill and Anacostia Historic Districts;
- Support changes in regulations to ensure that development in Capitol Hill and Anacostia Historic Districts are compatible with the character of each Historic District;
- Ensure that the District government follows the same standards and guidelines as private persons in maintaining, refurbishing and constructing in the Historic Districts;
- Develop and implement guidelines and standards for Capitol Hill Historic District to include standards for materials and paint colors;
- Monitor and stringently enforce rehabilitation, new construction, and public space use to assure compliance with historic district guidelines;
- Provide assistance in the Ward 6 area to property owners in the historic districts to encourage rehabilitation;
- Develop assistance techniques to help lower income persons to remain in the Districts and to assist in maintaining their property in accordance with historic district guidelines and standards;

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- Support changes in regulations to ensure that development in Capitol Hill and Anacostia Historic Districts are compatible with the character of each Historic District;
- Ensure that the District government follows the same standards and guidelines as private persons in maintaining, refurbishing and constructing in the Historic Districts;
- Develop and implement guidelines and standards for Capitol Hill Historic District to include standards for materials and paint colors;
- Monitor and stringently enforce rehabilitation, new construction, and public space use to assure compliance with historic district guidelines;
- Provide assistance in the Ward 6 area to property owners in the historic districts to encourage rehabilitation;
- Develop assistance techniques to help lower income persons to remain in the Districts and to assist in maintaining their property in accordance with historic district guidelines and standards;

- Devote special attention to preserving and enhancing the historic character of East Capitol Street, Massachusetts Avenue, Pennsylvania Avenue, 8th Street SE, and the Eastern Market area;
- Improve small park areas along Pennsylvania Avenue and adjacent commercial corridors through special landscaping, lighting, and street furniture (including the park/plaza area in 800 block of D Street south of Pennsylvania Avenue); and
- Prevent or mitigate adverse impacts on Congressional Cemetery and Barney Circle from immediately adjacent development projects.

WARD 7

Ward 7 occupies the far northeast/southeast corner of the city, between the Anacostia River and Prince Georges County, Maryland. The first inhabitants of this area were the Nacotchtank Indians, an agricultural people who settled along river flatlands. Soon after contact with Europeans in the early 1600s, the Indians disappeared from the banks of the Anacostia.

By the time Washington was established, some rural settlement of this area had already begun. Among the earliest settlements was the crossroads community of Good Hope, developed in the 1820s on the hilltop at the intersection of the present Naylor Road and Alabama Avenue. Another early settlement was Benning Heights, named for the landowner who helped finance a wooden bridge built in 1797 on the site of the present-day Benning Road Bridge.

Fort Dupont was one of the forts that provided a protective ring around the city during the Civil War. After the war ended, freed blacks began to move northeast into the still largely unsettled area. Among the new settlements were DePriest Village (Capital View), Burrville, Bloomingdale and Lincoln. For most of the 19th century, however, much of the area remained countryside. In 1895, a large parcel of land was purchased for Woodlawn Cemetery. At that time, very few cemeteries would accept black burials, and Woodlawn met this need.

Deanwood was notable among early communities. It originated in 1871 from the subdivision of the Sheriff farm, which lay near a new station on the tracks of the Southern Maryland Railroad. The three subdivisions of Whittingham, Burrville, and Lincoln (today known as Lincoln Heights) were loosely tied by the name Deanwood. Deanwood grew slowly, but by the 20th century, its black community was large enough to require its own public school. Another educational institution came to the Lincoln section of Deanwood in 1909, when Nannie Helen Burroughs founded the National Trade and Professional School for Women and Girls, which continues today. Deanwood had a stable nucleus of blue- and white-collar black families and a network of laborers and skilled craftsmen working in the building trades. These residents built numerous houses in the area and enhanced a strong sense of economic independence and self-reliance.

It was not until the 1920s that widespread land development came to the large open areas of far southeast. The first major developments were along Alabama and Pennsylvania Avenues, and included the Parklands Apartments and Fairfax Village. Among the developing neighborhoods was Summit Park, now called Hillcrest. Benning Heights and Marshall Heights appeared in the 1920s, but did not fill out until the 1940s, as a result of new government jobs created by World War II.

WARD 7 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
	Fort Circle Parks Woodlawn Cemetery Kenilworth Aquatic Gardens Anacostia Park*	Nannie Helen Burroughs School* Mayfair Mansions D.C. Boundary Stones Senator Theater

**Protected as historic property under Federal law only*

WARD 7 HISTORIC RESOURCES SURVEY

<i>Surveyed Areas</i>	<i>Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Deanwood Apartments, Banks DC Schools, Fire Houses, Rec Centers Archeological overview Early Roads, Trolley System Railroads	Antioch Baptist Church Engine Houses 19, 27 Strand Theater Shrimp Boat restaurant Arthur Randle House Randle Highlands, Smothers Schools Art Deco house, 2911 W Street SE Ridge Rec Center (archaeological site)	Minnesota Avenue/Benning Road Pennsylvania Avenue strip Burrville

ISSUES AND OPPORTUNITIES

Ward 7 is largely residential, supported by shopping areas, churches, schools, recreational facilities, and a large amount of park land including Anacostia Park, the Kenilworth Aquatic Gardens, and Fort Dupont Park, and other parts of the Fort Circle parks system. Detached and semi-detached housing is distributed throughout the ward, but town houses, duplexes, triplexes, and garden apartments have dominated more recent residential development. Major commercial areas are located at Minnesota Avenue and Benning Road, Alabama Avenue and Naylor Road, and along Pennsylvania Avenue. Industrial areas include the Kenilworth Industrial Park and Pepco power plant on the Anacostia River.

Major development activities with potential impacts on historic resources includes the Senator Square Shopping Center, joint development at the Minnesota Avenue Metrorail station, and projects of the Marshall Heights Community Development Organization.

Ward 7 contains a number of historic resources that contribute significantly to the cultural heritage, visual beauty and interest of Washington and its environment. The 400-acre Fort Dupont Park on the community's western boundary is second only to Rock Creek Park in size. Also notable is the Woodlawn Cemetery, which is the burial site for many locally and nationally famous African-Americans, including U.S. Senator Blanche K. Bruce, John Mercer Langston, and a son of Frederick Douglass. While the official designation of historic resources in Ward 7 is somewhat behind the record of other areas, the amount of surveying that has been done to identify areas of historic significance is comparable to that of other outlying wards.

There are a number of properties within Ward 7 that need to be reviewed for possible historic significance and designation. Individual buildings include the Antioch Baptist Church, Shrimp Boat Restaurant, Strand Theater, and Pennsylvania Avenue firehouse. Areas include Pennsylvania Avenue between Minnesota and Alabama Avenues (a short strip containing numerous small-scale commercial and residential art-deco buildings), the commercial area at Minnesota Avenue and Benning Road, the Deanwood area (containing 19th and early 20th century frame house and commercial buildings that typify Washington's once-pervasive "small Southern town" character), and the Burrville Neighborhood.

RECOMMENDED ACTIONS

Survey and Designation

- Conduct historical surveys to identify historic buildings or areas in Ward 7;
- Evaluate historic places and prepare nominations to the National Register, incorporating the community's recommendations as part of the nomination process;
- Review buildings and areas of potential historic significance identified in the Ward 7 community;

Public Awareness

- Increase awareness and access to historically significant facilities, places and activities in Ward 7;
- Ensure that residents are educated about the ward's historic resources and ways to protect and enhance them;
- Make available public information about historic preservation loans and grants;

Protection and Enhancement

- Preserve important historic features while permitting new development that is compatible with those features;
- Ensure the designation, protection and enhancement of Ward 7's historic resources;

- Pursue all avenues for preservation before demolishing or altering historic properties in Ward 7;
- Explore use of the National Trust for Historic Preservation's "Main Street" program to help revitalize local historic neighborhoods and multi-neighborhood commercial centers; and
- Use, to the maximum extent feasible, available historic properties when acquiring, constructing or leasing space for carrying out government responsibilities.

WARD 8

Ward 8 occupies the far southeast/southwest portion of the District along the Potomac and Anacostia Rivers. Although the ward is the youngest in terms of urban settlement trends, its tradition as a place of human settlement dates back some 2,000 years to the initial establishment of Native American trading posts and hunting and fishing settlements along the Potomac and Anacostia shorelines. European settlers began to displace the native Nacotchtank tribe during the 1700s, as Native American settlements gave way to farm homesteads and tobacco plantations. This pattern of development was essentially maintained until the early part of this century.

The establishment of institutional and "nuisance" uses in the area began with the building of Saint Elizabeths Hospital in 1852. After the Civil War, various industrial uses began to locate along the river shorelines on landfill. In the 20th century, however, large defense installations, including Bolling Air Force Base, the Anacostia Naval Air Station, and Naval Research Laboratory displaced most of the industrial uses. Significant residential and commercial development did not begin in Ward 8 until the early 1940s. In 1940, the ward's population totaled only a small percentage of the city's total. More than one third of these were residents of Saint Elizabeths, which had become the federal government's largest psychiatric treatment facility.

With the onset of World War II and the rapid expansion of federal agencies and employment, residential development boomed in Ward 8. This development was particularly evident south of Saint Elizabeths in the neighborhoods of Congress Heights, Bellview, and Washington Highlands. Most of this construction was in the form of garden apartments, although some detached and semi-detached houses were built. During the 1950s and 1960s, urban renewal activity in other parts of the city, combined with the systematic construction of moderate-cost housing east of the Anacostia River led thousands of low- to middle-income black households to relocate to the ward.

WARD 8 HISTORIC FEATURES		
<i>Historic Districts</i>	<i>Historic Parks and Places</i>	<i>Major Historic Landmarks</i>
Saint Elizabeths Hospital* Bolling Air Force Base (part)* U.S. Naval Station, Anacostia (part)*	Fort Circle Parks	D.C. Boundary Stones

**Protected as historic property under Federal law only*

WARD 8 HISTORIC RESOURCES SURVEY		
<i>Surveyed Areas</i>	<i>Potentially Eligible Properties</i>	<i>Survey Priorities</i>
Congress Heights Barry's Farms Saint Elizabeths Hospital (west campus) Apartments, Banks DC Schools, Fire Houses, Rec Centers Early Roads, Railroads Bolling Air Force Base U.S. Naval Station, Anacostia	Garfield, Nichols Avenue Schools Congress Heights School Congress Heights Barry's Farms archaeological site** Camp Simms archaeological site Engine House 25 Jenkins Farm archaeological site**	Archeological overview

***Sites excavated prior to construction*

ISSUES AND OPPORTUNITIES

Much of the land area in Ward 8 is occupied by public facilities. These include the military installations along the river shorelines, Saint Elizabeths Hospital, Anacostia Park, and Oxon Run Parkway. Nearly all of the remaining land

is in residential use. Commercial services are limited to several neighborhood-scale clusters of shops and scattered corner stores, located primarily along Martin Luther King, Jr. Avenue and South Capitol Street. Ward 8's wooded slopes and expansive open spaces serve to clearly delineate its distinctive and somewhat contrasting neighborhoods. These neighborhoods each possess a distinctive architectural character that is shaped as much by topographic and other natural features as by historic development trends. Notable examples include Barry Farm, Congress Heights, and Bellview.

Major development activities with potential impacts on historic resources include Metrorail construction, establishment of East of the River Development Zones, redevelopment at Camp Simms, construction on military bases, and potential development of Saint Elizabeths Hospital.

Ward 8 contains a number of designated and potential historic sites and neighborhoods within its borders. These include Saint Elizabeths Hospital, several Civil War fort sites (part of the city's Fort Circle Park system), Nichols Avenue School (the first black public school built in the area), Congress Heights (a former "streetcar suburb" developed to house employees of Saint Elizabeth Hospital), There are potentially significant archaeological sites at Barry's Farms (the first black freedmen's community built in the city after the Civil War), Camp Simms (site of the Tobias Henson Estate purchased by a former slave), and along several roads which date back to colonial and early post-revolutionary times. While official designation of historic resources in Ward 8 currently lags behind other areas, the amount of surveying that has been done to identify such resources is comparable to that done in the other outlying wards.

RECOMMENDED ACTIONS

Survey and Designation

- Collaborate with Ward 8 neighborhood groups to conduct historic resource surveys of Ward 8 neighborhoods, to identify and catalog the historic buildings or areas in Ward 8;
- Identify areas within Ward 8 that might be eligible for historic landmark or district status, based on historic resource surveys;
- Prepare nominations to the National Register of Historic Places incorporating the community's recommendations as part of the process;

Public Awareness

- Increase local awareness of the ward's historic resources among residents and visitors;

Protection and Enhancement

- Seek ways to provide regulatory, technical and financial assistance to owners to ensure the retention of historic properties and sites;
- Identify and secure funds from private and federal sources to help fund historic preservation activities in Ward 8;
- Develop a set of proposed preservation tax incentives (including tax credits for rehabilitation of historic structures) that can be enacted by the Council of the District of Columbia;
- Enact preservation tax incentives that will encourage the restoration and preservation of privately owned historic properties in the District, including Ward 8;
- Incorporate the results of the historic resource studies of Ward 8 neighborhoods into the East of the River Development Zone marketing efforts;
- Explore using the National Trust for Historic Preservation's "Main Street" program as a means of revitalizing local historic neighborhood and multi-neighborhood commercial centers; and
- Ensure that single-family and multi-family residential facade restorations are compatible with Ward 8's distinctive architectural character

D.C. PRESERVATION PROGRAMS

The District of Columbia's historic preservation program is unique in the nation, since it combines both state and local level mandates into a single unified program. Under the National Historic Preservation Act, the D.C. State Historic Preservation Officer (SHPO) implements all preservation activities delegated to the states and supervised by the National Park Service (NPS). These programs include various functions related to the planning, identification, registration, and protection of historic resources. Under the D.C. Historic Landmark and Historic District Protection Act (D.C. Law 2-144), the District also administers an extensive local preservation program. The Historic Preservation Review Board (HPRB) is empowered to designate historic property, and both HPRB and the Mayor's Agent are responsible for controlling demolition and reviewing land development and construction affecting historic property.

District and Federal functions are combined into a single historic preservation program for administrative purposes, headed by the Director of the Department of Consumer and Regulatory Affairs, who is designated as both SHPO and Mayor's Agent. Staff support for the HPRB, SHPO, and Mayor's Agent is provided by the Historic Preservation Division (HPD) of DCRA.

The following outline describes the major components of the District's preservation program. These reflect the program mandates under Federal and District laws, the goals and objectives of this Historic Preservation Plan and the Comprehensive Plan for the National Capital, and community preservation priorities as expressed these plans and other public forums.

PROGRAM PRIORITIES

The SHPO has targeted three major long-term priorities to support implementation of the Historic Preservation Plan. They are:

PRESERVATION PROGRAM PRIORITIES
<i>I: Complete the cultural resources survey of the city;</i>
<i>II: Expand historic preservation programs to serve new users; and</i>
<i>III: Ensure effective protection of historic properties.</i>

Priority I: Complete the Cultural Resources Survey of the City.

Identification of historic resources is fundamental to an effective preservation program. A complete comprehensive survey of the city will provide a critical planning tool and promote understanding and appreciation of the city's cultural heritage.

The SHPO sponsors both thematic and neighborhood surveys in furtherance of this multi-year effort. The office maintains standards to ensure the compatibility of all inventoried data, and provides financial and technical assistance to organizations conducting the research. Survey information is managed on a computerized database which currently documents about 30,000 buildings and sites.

Priority II: Expand Historic Preservation Programs to Serve New Users.

The SHPO is committed to expanding preservation activity in communities that have not taken full advantage of the city's preservation program. While many groups and individuals currently maintain active involvement with the preservation program, a primary goal is to broaden the scope of the program and strengthen preservation consciousness in all parts of the city through public outreach, education, and involvement.

In furtherance of this effort, the SHPO provides a variety of services to constituent groups and the general public. These include informational and educational materials, financial and technical support, interpretive assistance with rehabilitation guidelines, and individualized consultation on specific preservation projects. The SHPO also sponsors special projects and participates in public school and government agency workshops to increase awareness of preservation and direct attention to overlooked resources.

Priority III: Ensure Effective Protection of Historic Properties.

The nation's capital is enriched by a unique physical environment of buildings, landscapes, and other cultural resources which contribute to its beauty and afford an appreciation of its history. These assets have been protected over the years by both local and national historic preservation laws.

The primary tools for resource protection are the Historic Landmark and Historic District Protection Act (D.C. Law 2-144) and Section 106 of the National Historic Preservation Act. These continue to provide the basis for managing the effects of economic growth and change in the historic environment. The SHPO devotes a substantial proportion of its effort to historic resource protection.

PLANNING

Preservation planning provides an orderly guide for other preservation program activities. Consistent with National Park Service guidelines, the SHPO's planning effort focuses on implementation of a comprehensive historic preservation plan and the development of "historic contexts," which help in assessing resources in relation to broad historical themes. Major planning objectives are:

- **Develop and implement the comprehensive Historic Preservation Plan.** This first comprehensive D.C. Historic Preservation Plan is being adopted in 1996 in accordance with NPS requirements. The Historic Preservation Plan will be developed in coordination with the Historic Preservation Review Board, Advisory Neighborhood Commissions, and the interested public.
- **Prepare an annual operating plan for SHPO activities.** This plan describes annual program targets and is also distributed to the HPRB and ANCs for review.
- **Develop selected historic contexts.** Fully developed historic contexts establish an accurate basis for understanding information about individual properties, and help organize efforts to identify and protect historic resources. Priority contexts include:

<i>Developed or Partly Developed Historic Contexts</i>	<i>Targeted Historic Contexts</i>
APARTMENT BUILDINGS	AFRICAN-AMERICAN ARCHITECTS AND BUILDERS
BANKS AND FINANCIAL INSTITUTIONS	SIXTEENTH STREET/AVENUE OF THE PRESIDENTS
BLACKS IN THE ARTS	PUBLIC UTILITIES AND INFRASTRUCTURE
D.C. FIREHOUSES	TRANSPORTATION RESOURCES
D.C. PUBLIC SCHOOLS (1804-1930)	
D.C. RECREATION CENTERS	
NATIVE AMERICAN CULTURES	
OFFICE BUILDINGS	
WAREHOUSES AND INDUSTRIAL BUILDINGS	

- **Support the Integrated Preservation Software (IPS) computer system for managing survey data.** Major tasks include consolidation of records from various earlier versions of the database, augmentation of records on designated historic landmarks, creation of baseline records on all properties in the city, and system enhancements in preparation for the comprehensive recordation of D.C. building permit data.

SURVEY AND INVENTORY

Historic resource surveys provide the basic information needed to support other preservation activities. The SHPO selects survey projects based on priorities established for historic contexts, demonstrated commitments from community groups, and potential threats to historic properties. Information is collected according to uniform survey standards and is stored in the Integrated Preservation Software (IPS) software format used by the National Park Service. Major survey priorities are:

- **Conduct survey projects supporting the development of targeted historic contexts.** In order to promote most efficient use of survey resources, the SHPO gives priority to comprehensive surveys providing documentation sufficient to establish an understanding of specific historic contexts.
- **Complete research and documentation of major networks influencing the city's overall development.** Study of transportation systems, real estate development processes, public facilities, and other elements of the city's

infrastructure serves both to identify potential resources related to these systems, and to provide a base of knowledge for communities to use in conducting neighborhood surveys.

- **Conduct archaeological overview surveys.** These surveys provide both a predictive model for the presence of archaeological resources, and historical information supporting the survey of built resources. Priority will be given to completing surveys in the center of the city and in areas due for substantial development.
- **Undertake the comprehensive transfer of D.C. building permit data.** The complete record of building permits issued beginning in 1877 comprises the most significant archive for research on historic buildings in the District. Comprehensive collection of this data will improve the quality of information retrieved and support all future survey efforts, including building-by-building documentation of existing historic districts. The SHPO will initiate this project with the 50,000 permit records from the 19th century. The SHPO expects to acquire a microfilm copy of the archive and transfer the information to the IPS computer database. Future phases of this project will also address the archival permit material that has not yet been recorded in any form.
- **Complete the survey of under-documented historic districts and the L'Enfant city.** Building-by-building documentation is not available for several of the city's oldest historic districts in the original section of the city. By providing better documentation on existing resources, this project will improve both public awareness and efforts to protect and enhance designated districts. The SHPO expects to complete survey of most of this central area before extensive survey efforts in outlying neighborhoods.

HISTORIC DESIGNATION

Listing in the *D.C. Inventory of Historic Sites* and *National Register of Historic Places* provides official recognition and protection of properties worthy of preservation. Designation activities reflect community concerns as expressed in landmark designation applications, the development of historic contexts, and response to potential threats to eligible properties. Major priorities for designation are:

- **Support the identification and documentation of eligible properties through survey efforts.** The District provides primary support for designation through financial assistance for survey and documentation projects. This helps to focus attention on eligible properties and provides sponsors of nominations with the information needed to support designation. Survey projects have generated the following current or projected nominations:
 - L'ENFANT PLAN
 - NORTHERN SHAW
 - SIXTEENTH STREET/MERIDIAN HILL AREA
- **Encourage designation of eligible properties through a full and open public hearing process.** Applications for listing in the D.C. Inventory originate from property owners and community groups, rather than the HPRB. The HPRB acts promptly on designation applications and gives full consideration to all views in fully noticed public hearings.
- **Sustain a rate of National Register nomination consistent with D.C. Inventory designation.** The SHPO coordinates National Register listing with D.C. Inventory designation. While at times this may limit the rate of National Register nomination, it provides substantial benefits in terms of ensuring both consistent recognition and the benefits of maximum protection for all properties.

PROTECTION AND ENHANCEMENT

The SHPO devotes a major portion of its staff resources to protection of historic properties. Under Section 106 of the National Historic Preservation Act, the SHPO reviews Federal agency undertakings affecting historic properties. Under the D.C. Historic Protection Act (D.C. Law 2-144), review involves an average of about 1000 construction applications annually. This component of the preservation program is given special emphasis because it most directly affects the average constituent, generates substantial public involvement in all historic districts, and is closely tied to public support for the preservation program. Major priorities for protection are:

- **Maintain inter-agency coordination and systematic review of Section 106 cases, emphasizing major Federal undertakings.** The most significant of these cases involve major construction projects, often affecting nationally significant resources like the L'Enfant Plan, Federal Triangle, or Smithsonian buildings. Major coordinating agencies and projects are:
 - FEDERAL HIGHWAY ADMINISTRATION: Road, bridge, and highway reconstruction
 - GENERAL SERVICES ADMINISTRATION: Rehabilitation of historic government buildings
 - MILITARY AGENCIES: Military base rehabilitation and adaptive reuse
 - MONUMENTS AND MEMORIALS COMMISSION: New memorials design/World War II Memorial

NATIONAL PARK SERVICE: Master Plan for Pennsylvania Avenue closure

SMITHSONIAN INSTITUTION: Rehabilitation of national museums/new Museum of the American Indian

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY: Green Line Metro construction

- **Sustain full implementation of the primary protections afforded under D.C. law.** Project review under D.C. law consumes a significant proportion of HPD's effort. Sustained building activity in historic neighborhoods is anticipated to continue, generating an average of nearly 1000 applications annually. HPD also encourages archaeological awareness and promotes archaeological testing wherever possible.
- **Implement design guidelines for use with reviews under D.C. law.** To assist with building permit reviews, HPRB has begun preparation of design guidelines for property owners, and expects to implement these in the near future.

PRESERVATION INCENTIVES

Federal preservation tax incentives constitute the primary financial inducement available for preservation. Use of the rehabilitation tax credit has dropped to a low level for several years, largely due to tax law changes, and the same trend is anticipated for the foreseeable future. Under D.C. law, there is a preferential assessment provision of limited applicability for historic structures. Of more significant benefit has been the transfer of development rights provision of the Downtown Development Zone. New preservation incentives are not foreseen due to the stringent local and national fiscal climate. Major priorities for incentives are:

- **Encourage the use of existing incentives and provide individualized technical guidance to applicants.** The SHPO promotes use of the incentives through informational materials and direct technical advice, particularly for high-profile projects which can sustain awareness of the incentives. The SHPO expects to review annually about a dozen certifications of significance and rehabilitation. Transfers of development rights are reviewed in conjunction with the D.C. building permit applications.

DEVELOPMENT GRANTS AND COVENANTS

Preservation covenants are designed to ensure continued maintenance and protection of properties rehabilitated with grant assistance. Development and pre-development planning grants are available on a limited basis for qualified rehabilitation projects involving public or historic properties. Major priorities in the development grants area are:

- **Monitor current development grant covenants.** The SHPO monitors seven current preservation covenants on major historic landmarks, including several D.C.-owned properties.
- **Consider development assistance to a community-related historic rehabilitation project.** To the extent that Federal funds and staff resources permit, the SHPO will consider either pre-development planning or development assistance to eligible community-based projects.

PUBLIC INFORMATION AND EDUCATION

The SHPO encourages community participation in all historic preservation activities. Aside from the protection process, the office promotes contact with constituents primarily through community organizations and Advisory Neighborhood Commissions (ANCs), the official community participation network of the District of Columbia. Many of the city's neighborhoods support long-standing community groups which routinely mobilize participation in preservation activity. The office encourages these relationships and sponsors outreach and educational programs designed to foster similar preservation awareness in all local communities. Major priorities for public outreach are:

- **Maintain community awareness of the program through regular contact with the District's 37 Advisory Neighborhood Commissions and other community organizations.** The SHPO enlists community participation through regular public notice, and invites comments on community needs and program recommendations for inclusion in the Historic Preservation Plan, annual program plan, and grants budget. The SHPO advertises semi-annually to announce the availability of funds and to solicit community participation in survey, planning, and development grant activities.
- **Conduct education and training projects designed to foster preservation awareness and expand the preservation constituency.** The SHPO sponsors demonstration and education projects which provide basic training in preservation skills and broaden community awareness of preservation issues. The SHPO also provides opportunities for qualified student interns to develop familiarity with preservation methodology and professional practice. Student interns assist with historical research, computer data management, survey and inventory, covenant monitoring, and related projects. Community outreach is a major component of the following project:

AFRICAN-AMERICAN ARCHITECTS AND BUILDERS

- **Maintain, update, and distribute primary informational publications.** The SHPO distributes to the public numerous technical materials provided by the National Park Service. Core preservation program documents produced and maintained by the SHPO office include:
 - D.C. INVENTORY OF HISTORIC SITES
 - HISTORIC DISTRICT MAP
 - D.C. HISTORIC PRESERVATION PLAN
 - HISTORIC CONTEXTS FOR THE DISTRICT OF COLUMBIA
- **Develop new informational and technical assistance materials for public distribution.** Current priorities are:
 - DESIGN GUIDELINES
 - ARCHAEOLOGY GUIDELINES
 - HISTORIC DISTRICT INFORMATIONAL BROCHURES

PROGRAM ADMINISTRATION

The SHPO's administrative standards are designed to ensure an effective preservation program in full compliance with both Federal and District mandates. Major administrative priorities are:

- **Administer both local and Federal programs in accordance with applicable laws, regulations, and standards.** The SHPO ensures compliance with D.C. and Federal regulations in all of its program activities. The SHPO adheres to an open solicitation and competitive selection process in subgranting, and a competitive bid process for contracting and procurement. The SHPO provides equal opportunity and prohibits discrimination on the basis of race, color, national origin, age, or handicap in all program activities.
- **Ensure full and effective administration of all grant funds.** Annual utilization of the full available Federal grant allotment is a major SHPO priority. Program components assisted by Federal grant include subgrants to organizations, procurements of hardware and supplies, and contracts for consultant services. In addition to the administrative and contractual oversight, SHPO staff also provides technical monitoring and support for all subgrantees and contractors.
- **Promote maximum public participation in the preservation program.** Public participation in program planning and in the selection of projects for Federal grant assistance is facilitated primarily through coordination with the HPRB and ANCs. The SHPO provides regular notice of program activities, and disseminates copies of its annual program plan to the ANCs for public review and comment. The SHPO also distributes requests for subgrant proposals (RFPs) and abstracts of all subgrant applications to the ANCs for review and comment, in accordance with public notification provisions of D.C. law. The SHPO requests program feedback from the public via a community recommendation questionnaire transmitted annually to the ANCs, and further encourages public participation and enlistment in its program activities through participation in community meetings and direct contact with non-profit organizations and neighborhood alliances.
- **Conduct subgrant solicitation and awards so as to provide a broad range of applicants the opportunity to undertake successful projects.** During the first quarter of each fiscal year, the SHPO establishes and disseminates a schedule for the annual subgrant program. The schedule and announcement of the open project selection process are publicized through local media, the *D.C. Register*, and in the Grants Manual mailed to all ANCs.
- **Maintain adequate qualified professional staff and administrative resources.** Current staffing levels are sufficient to administer preservation programs and are expected to remain adequate.
- **Establish an archaeological curation facility.** Establishment of an archaeological curation facility has been identified as the primary administrative need of the SHPO office.

THE PRESERVATION PLANNING PROCESS

The District of Columbia's historic preservation planning process is intended to be fully integrated with the city's comprehensive planning. The process also accords with National Park Service regulations implementing the provisions of the National Historic Preservation Act. It serves as a means for channeling citizen participation in the review and development of both SHPO programs and the historic preservation components of the Comprehensive Plan for the National Capital.

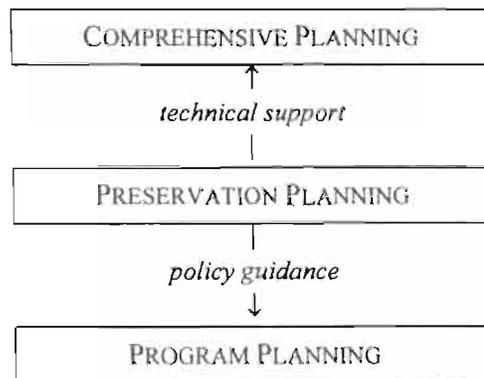
Since the implementation of Home Rule in 1975, the District government has exercised primary responsibility for comprehensive planning in the city. The major planning effort is the implementation of the District elements of the Comprehensive Plan for the National Capital. The Plan is implemented jointly with the National Capital Planning Commission (NCPC), the city's former planning agency, which retains authority over the Federal elements of the plan. The SHPO participates in review and revision of the Comprehensive Plan through participation on the District government's Interagency Planning Council.

To support implementation of the Comprehensive Plan, and in accordance with NPS planning standards, the SHPO conducts additional preservation planning activities. The primary component of this effort is the Historic Preservation Plan for the District of Columbia. In addition, an annual management plan outlines short-term objectives for program activities, and provides an opportunity for the HPRB and ANCs to comment on grant-funded activities for the fiscal year. A year-end Implementation Report summarizes program accomplishments, and an Annual Report to the City Council reports on program activities under the D.C. preservation law.

All of these activities are coordinated a three-tiered preservation planning framework, including:

- **Comprehensive Planning**, in which historic preservation is considered along with other factors such as land use, economic development, transportation, housing, and environmental protection in developing an overall plan for the city;
- **Preservation Planning**, which focuses specifically on issues related to historic preservation, providing a vehicle for public and professional involvement and establishing a vision for preservation in the District; and,
- **Program Planning**, which establishes concrete short-term targets for the operation of the historic preservation program and provides an accountable measure of program performance.

THE THREE LEVELS OF PLANNING FOR HISTORIC RESOURCES IN THE DISTRICT OF COLUMBIA



As the central element in the planning framework, preservation planning provides the primary vehicle for identifying preservation issues and establishing city-wide priorities for the treatment of historic resources. Preservation planning supports development of the comprehensive plan and guides development of management plans for the preservation program.

Preservation Components of the Comprehensive Plan

The Preservation and Historic Features Element (Title VIII) of the Comprehensive Plan was prepared by the District government and NCPC in recognition of their mutual interest and concern for the protection of the historic resources of the city. The result of an extensive research, evaluation, and public comment process held in 1984, the Historic Features Element articulates policies in support of historic preservation and provides recommendations for implementing and enhancing historic protections.

The process used to develop the Historic Features Element and its supporting documents was compatible with the Secretary of the Interior's Standards for Archaeology and Historic Preservation. It involved participation by the SHPO, Historic Preservation Division, and other major agencies and advisory groups coordinated by the D.C. Office of Planning. The adoption process also included public hearings and review by the D.C. Council and NCPC. Because of the joint authority for developing the Comprehensive Plan, the Historic Features Element varies slightly in text and format in its District and Federal forms, but the two forms of the element are nearly identical in substance.

In addition to its ten thematic elements (Economic Development, Housing, Land Use, Transportation, Historic Features, etc.), the Comprehensive Plan also includes individual plans for each of the city's eight wards. Each Ward Plan evaluates neighborhood development trends and establishes planning priorities. The preservation section of each Ward Plan recommends specific preservation actions for neighborhoods and historic resources. The Ward Plans were developed through public hearings by each ward's ANCs, with the assistance of the Interagency Planning Council.

Comprehensive Planning Cycle

The Comprehensive Plan has been subject to review and amendment every two years. Beginning in 1997, this schedule will be revised to every four years. This process is conducted by the D.C. Office of Planning, under procedures for solicitation of public comments established in the Plan. The SHPO participates in the preparation of these amendments through representation on the District government's Interagency Planning Council.

Proposed amendments are submitted to the D.C. Council in each odd-numbered year, and after public hearings and deliberation, the Council transmits adopted revisions to the Mayor and NCPC. In alternate years, the Office of Planning and Interagency Planning Council prepare an Implementation Report on the progress made in realizing the Plan. The D.C. Council holds public hearings on the report and transmits to the Mayor its findings and comments, which serve as a basis for the next planning cycle. Under the current review cycle, amendments were submitted in early 1996 and public hearings occur in 1997.

Historic Preservation Plan

Because the Comprehensive Plan is adopted as law, the Historic Preservation Plan has been developed to align closely with it. Through coordination with the comprehensive planning cycle, the SHPO and the preservation community also benefit from resources and expertise beyond the scope of the historic preservation program. These benefits include access to an established public comment process, development data, information on trends likely to affect historic resources, and expressions of public sentiment on community development and quality-of-life issues including historic preservation.

On the other hand, preservation concerns can become lost in the complexity of issues considered in the Comprehensive Plan. To supplement the broader comprehensive planning process, the SHPO conducts a more focused preservation planning effort in conformance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation, and National Park Service regulations (NPS 49, Chapter 6).

The purposes of the Historic Preservation Plan are:

- to support implementation and review of the Historic Features Element of the Comprehensive Plan;
- to guide effective decision-making on a general level;
- to communicate preservation policy, goals, and values to the District's preservation constituency, decision-makers, and interested and affected parties; and,
- to coordinate the District's preservation programs and activities.

In developing the Preservation Plan, the SHPO relied on the existing planning framework and previously adopted documents. The Plan includes the assembled preservation elements of the Comprehensive Plan, supplemented by additional material derived from SHPO planning activities. Some components of the Comprehensive Plan (Historic

Preservation Policies; Goals and Objectives) are incorporated nearly verbatim. In the case of the Ward Plans, however, there is more substantial reorganization. Additional material derives from information collected in other SHPO activities such as historic context development, historic resource surveys, program management plans, and project reviews.

The initial draft of the plan was circulated for review and comment in October 1996. In December 1996, the Historic Preservation Review Board conducted a public hearing, and in January 1997, the SHPO adopted the final plan incorporating suggested revisions. In addition to the HPRB, other parties participating in the development of the plan included the National Park Service, government agencies, Advisory Neighborhood Commissions, community preservation organizations, professional organizations, academic institutions, business community representatives, and the general public.

Copies of the plan are available to all interested persons and organizations, and public participation in the preservation planning cycle is welcomed. To obtain copies or to be included on the SHPO mailing list, contact the Historic Preservation Division at (202) 727-7360.

Preservation Planning Cycle

After initial adoption, the Historic Preservation Plan will be reviewed and amended on a four-year planning cycle, using the same procedure employed for adoption of the initial version of the plan. The amendment cycles will be coordinated so that the preservation review will occur immediately prior to that for the Comprehensive Plan, thus enabling the process to serve as a basis for supporting Comprehensive Plan amendments. The schedule for the coordinated planning process is as follows:

	<i>COMPREHENSIVE PLAN</i>	<i>PRESERVATION PLAN</i>	<i>PROGRAM PLAN</i>
<i>Fall 1996</i>	Review by Interagency Planning Council	Public Review of Plan	End-of-Year Report Prepared Annual Plan Prepared
<i>Winter 1996</i>	Mayor Proposes Amendments	HPRB Hearing Adoption by SHPO	
<i>Spring 1997</i>	Council Hearings and Adoption		
<i>Fall 1997</i>			End-of-Year Report Prepared Annual Plan Prepared
<i>Spring 1998</i>	Implementation Report Cycle Begins		
<i>Fall 1998</i>		Revisions Proposed by SHPO Staff	End-of-Year Report Prepared Annual Plan Prepared
<i>Spring 1999</i>		Community Review	
<i>Fall 1999</i>		Revised Plan Adopted by SHPO	End-of-Year Report Prepared Annual Plan Prepared
<i>Spring 2000</i>	Amendment Cycle Begins		

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Comprehensive Preservation Planning in the District of Columbia: Status Report (1987)
D.C. Inventory of Historic Sites (1995)
Historic Contexts for the District of Columbia (1991)
Historic Preservation Action Plans (1989-95)

HISTORIC RESOURCE SURVEYS

Adams-Morgan (1984)
Anacostia (1996)
Apartment Buildings (1986-87)
Banks (1991-92)
Blacks in the Arts (1988)
Blagden Alley (1989; including archaeological resources)
Brookland (1987)
Cleveland Park (1984, partial survey)
Columbia Heights (1988-89; including archaeological resources)
Congress Heights (1987-88; including archaeological resources)
Deanwood (1987)
Downtown (1979-80)
East End (1994)
Firehouses (1988)
Foggy Bottom (1982-84)
Georgetown (1992-93; including archaeological resources)
Kalorama Triangle (1984)
L'Enfant Plan (1990-92)
Landscapes (1991-92)
Logan Circle/Shaw (1990-92)
Midtown (1993)
Mount Pleasant (1980, preliminary survey)
Mount Vernon East (1983-84)
Northeast Archaeological Survey (1993)
Northern Shaw (1992-93)
Office Buildings (1991-92)
Public Schools (1989)
Recreation Centers (1984)
Saint Elizabeths Hospital West Campus (1993; including archaeological resources)
Sheridan-Kalorama (1988)
Sixteenth Street (1995)
Southwest/Lower Southeast (1994-96)
Southwest Quadrant Archaeology (1992)
Strivers' Section (1996; including archaeological resources)
Transportation Resources (1995-96)
Upper Shaw/14th Street Archaeological Sites (1986)
Ward 1 East (1984)
Warehouses (1991-92)
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Astronomy and Astrophysics. (NHL Theme Study, National Park Service, 1989)

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Rock Creek Park. (National Park Service, 1990)

Sculpture in the Parks of the Nation's Capital. (National Park Service, 1985)

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HISTORIC RESOURCE MASTER PLANS

Bolling Air Force Base. (U.S. Air Force, 1991)

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Fort McNair. (Department of the Army, 1989)

Mall Site Improvements. (Smithsonian Institution, 1993)

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